G R. S IX-5]

Previous references
Inl 107-07 (1, 2, 5, 7, 8 & 13
" 47 (1) 92 (1-6) 1919.
" 76-94 (1-2) (Inl)

Later references
" 231-16 (1-4)
" 66
Later reference
66-31 (15 & 175)

File No. 147-19
Serial Nos. 1-3

GENERAL AND REVENUE SECRETARIAT

Serial Nos. 2 to 11

Part B for October 1920

SUBJECT

Scheme for housing the poor in the Bangalore city.

121) From, The president
Bangalore city Municipal Council
No 149 (1) 26-12-19

Submits for sanction a scheme started by a special committee appointed for the purpose of housing the poor in the city, which was generally approved of by the Municipal Council

Recommend sanction of orders

W D No. 01 b—1,250—7-11-19

W B Chapman
14/12/20

Dwl 147-19

(4 R.S. III—8)

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record.]

The sale of sites in the Hardinge Extension shows that there is no chance for the poor and the middle class people to acquire land and build houses in the Extensions. The sites were purchased by the capitalists at enormous prices. The problem of relieving the congestion in the City and housing the poor is as remote from solution as it was before The remedy it seems to me lies in allotting separate blocks for separate communities was done when the Basavangudi Extension was formed and then sell the sites to poor people of different communities in their respective blocks. Applications may be invited before-hand from <u>bona fide</u> purchasers whose income does not exceed one thousand rupees a year and the sites may be sold to the highest bidders, no one being allowed to purchase more than one site at a time. If this procedure is adopted, there is a chance of a fair distribution of sites amongst the poor people of all the important communities. For the sake of convenience, blocks may be set apart for the following communities.

I Brahmins
II Other Hindus - Vegetarians.
III " " - Non-Vegetarians.
IV Non-Vegetarians- Mahomedans & Christi

N.B.—Should routine notes be written on small slips, the notes must be copied, or slips pasted on this form.

no 35
25.6.19

G R.S III—3]

Routine Notes

[To be used only for notes requisitions, etc., not intended for permanent record.]

N B Should routine notes be written on small slips the note must be copied or slips pasted on this form

XIX—8]

Register Notes

[only for notes, requisitions, etc., not intended for permanent record]

Secretary of the Dewan.

MK
25/6/19

Dues 15200
25 6 19

DEWAN'S OFFICE
Recd on JUN 25 1919
Reg No 8197.

Copy of the DO set enclosures are placed in the file
RM 27/6/19

Forward with all standing orders

Sh also from Hy Ch and the subject thereon and the file & shd also be kept here (Copy)

& the Jashan Committee may get in touch with the Secretary of the Committee

Yes
27/6

Put up with the file and all standing orders, & a note.

MK
27.6.19

MK
25/6

N.B Should routine notes be written on small slips the notes must be copied or slips pasted on this form

G R S III—8]

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record]

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The Western and the northern extensions in the Bangalore City which are now called Chamarajapet and Seshadripuram Extensions respectively were the first of their kind towards the expansion of the city and they were started with the primary object of preventing the great evil of overcrowding with which the City was long suffering

A beginning was made to allot sites in these extensions for an upset price according to communities

With the advent of plague into the Bangalore City in the year 1898 and with a view to further relieve the City from overcrowding and provide better accommodation for people whose houses in the City were taken away for removing congestion Basavangudi and Malleswaram Extensions were formed as a second instalment in that direction The principle of allotting sites for an upset price to the applicants for building purposes without auction sale was continued to be observed in these extensions with a view to the advisibility of allowing rapid construction of houses and the desirability of encouraging all poor bona fide house builders and discouraging as far as possible speculation

No attention was paid at the outset to the allotment of sites in these

extensions according to communities

But this concession of allotting sites without auction sale was done away with partly in December 1900 and completely in June 1901

With a view to secure additional dwelling accommodations, another extension was formed in the year 1908 between Chamarajpet and Basavangudi Extensions viz Shankarpur Extension Due attention was ordered to be paid here by Government to allot sites according to communities and also the system of allotting sites without auction sale was revised especially to discourage purchase of sites for purposes of mere speculation But as the number of applicants was greater than the no. of sites available actually the sites were all sold by public auction under the direction given in para 4 of the G O

With the object of further checking the prevailing speculation in sites Government issued in June 1915 Rules for the disposal of sites for building purposes in all the extensions of the City including therein as a 1st rule that the sites should invariably be sold in public auction But provision was also made therein to relax this rule under special circumstances and with the previous approval of Government in the case of allotment of a group of sites to persons of a particular class or community or to persons displaced in the City in connection with sanitary and other improvements

The relaxation of the above rule was tic iven f c to in

5

Raiyats' Block of the Malleswaram Extension.

In the new Hardinge Extension sites as a rule were and are being sold by public auction No communal classification seems to have been observed by the Municipality in the disposal of sites here. Provision has also made here for ordinary or poor house sites covering an area of 25 91 acres or 1,25,404 Square yards

From a copy of the resolution of the Municipal Council dated the 10th May 1919 accompanying the President's D.O. No 416 dated 24th June 1919 to the Dewan it is seen that a Committee has been formed among Municipal Councillors for considering and formulating a scheme for housing the poor in the City.

Submitted for orders with all references.

mcl 97-17-49
1
GdF

In the file relating to the Hardinge Extension details as regards the number of sites & the amount ... is not available Information may therefore obtained from the land office Plans do contain note plainly that 467 Sites have been formed which 372 are house sites. Already 74 Sites have been sold 180 sites have been ... for Sale on ...

1520

Routine Notes.

[Additions, etc., not intended for permanent record]

Sites have been reserved for disposal to persons at an upset price to compensate them for the acquisition of their properties on account of the improvement scheme. Three 324 Sites have been accounted for. Still there are 143 Sites. It is now a matter for consideration, whether the Sale fixed for 20th August has to be held in abeyance pending decision of the housing question, and whether the disposal of the remaining Sites should be guided by consideration mentioned in the second marked remark on page 1 of so, proposals will have to be called for in the matter from the Resident. But it is submitted that this Extension has been a purely Rail Concern and Govt. have not given any land, and the Rail Council say that the housing of the poor is also Govt. duty. Then separate consideration

Revised

MK
9.8.09

A B —Should routine notes be written on small slips the notes must be copied or slips pasted on this form

In the circumstances explained above, it does not seem necessary to interfere with the sales

Routine Notes

[To be used only for notes, requisitions etc., not intended for permanent record.]

B Should routine notes be written on small slips the notes must be copied or slips pasted on this form

15800 7

III—41

Routine Notes

[For notes, requisitions etc not intended for permanent record]

advertised for the 20th instt and following days The grievance is mostly with regard to house sites The purchasers of the Bungalow & superior Cottage sites are generally able to pay, or, at any rate, must be able to look after their own interests

Hence, the Ml Presidt may be asked whether some arrangement is not possible whereby the middle and poorer classes may be enabled to secure the remaining house-sites at reasonable prices More than this does not possible. "Housing the poor seems to be different [illegible] 9 8 19

2nd member d Dewan. [illegible] 9/8/19

726
9879

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[illegible]

G R S III—3]

Routine Notes

[To be used only for notes requisitions, etc , not intended for permanent record

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8

G.R.S. 11—3]

ROUTINE NOTES

[For [illegible] notes requisitions etc. not intended for permanent record]

does not deal with the question
of increasing the powers of the
Municipality. It only
says that the Government pro-
poses not intended for the
that purpose. Then in Reply
the Government add. if
Messrs think that the
the Municipality has not
fully realised the object
of the Government & to
deny by the power. In
the Contracts of the Municipal
Council in a
resolution appointing
a sub committee for the
purpose but what can
the committee do if all
the available sites are
disposed of? The Railway
Government I must in
sincerely trusted for

N.B.—Should outlet be written small lip
the notes may be copied on slip pasted on the form

GRS III—9]

ROUTINE NOTES.

[To be used only for notes requisitions etc. not intended for permanent

N B —Should routine notes be written on small slips the notes must be copied or slips pasted on this form

9

[L.G.B. III—9]

ROUTINE NOTES.

[For the study only: for notes, requisitions etc not intended for permanent record]

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housing purposes. Where a housing clearance area has been declared, may mean the placing of persons. It will be of no use to know of persons who are ejected from houses by reason of insufficiency of Sanitary Accommodation. If the Municipality has any idea of housing them, they might as well be told where to go. The Municipality has to pay the cost of the transportation and the subsistence by the Sale of the Effects already mentioned. The inquiries later may at least be directed towards the

N.B.—Should outing not be written small up the notes must be copied upon this form

R S III—3]

ROUTINE NOTES

[To be used only for notes, requisitions etc. not intended for permanent record]

B —Should routine notes be written on small slips notes must be copied or slips pasted on this form

[R.S. 18—3]

ROUTINE NOTES.

[To be used only for notes, requisitions, etc., not intended for permanent record.]

DEWAN'S OFFICE.
Received on AUG 13 1919
Reg. No. 1005

N.B.—Should routine notes be written on small slips, the notes must be copied or slips pasted on this form.

GRS III—5]

ROUTINE NOTES

[To be used only for notes requisitions etc not

N B —Should routine notes be written on small slips the notes must be copied or slips pasted on this form

11

Routine Notes.

[only for requisitions, etc., not intended for permanent record]

The Presidents' S O reply is subd for perusal It contains, I think, cogent reasons why the present sale of sites should be allowed to proceed Reply has to be sent today if possible, as the sales ~~have~~ has been advertised to commence day after

2nd December
& Saran

Hy
18/8/19

The Municipality-Cantonment wants to make some money. There is no ~~case~~ argument in a contemptuous of the Cantonment's ground at all as the land does not belong to him / it belongs to Govt. Sale through Govt

Under
Orders may issue accordingly 18/8
Cell
18-8-19

DSB/18/8/9

NB — Should routine notes be written on small slips the note must be copied or slips pasted on this form

DEWAN'S OFFICE
Recd AUG 18 1919
Reg No 1157

Routine Notes

[To be used only for notes, requisitions etc not intended to be retained on

N B Should routine notes be written on small slips the notes must be copied, or slips pasted on this form

12

Routine Notes

for notes, requisitions, etc., not intended for permanent record

x to reach him before this evening

Issue draft as to Mr Prest^t at once x for resubmit

MM
18/8/19

D O N° R 2473/18 & 19 to the President, Bankipore Civil Court

Acknowledge the receipt of the D^y letter N° 5339/16 dated and state that in the circumstances therein explained, the sales may proceed as advertised

Minute and file

Memorandum sent as directed

RR
19/8/19

MK
19/8/19

(19/8/19
J Rebsch)

Resubd with reference to para 2 of the Offg Secretary's D O letter, dated 27/6/19, to the Finance Secretary. The proposals

NB – Should routine notes be written on small slips the notes must be copied or slips pasted on this form.

G R.S III—3]

Routine Notes

[To be used only for notes, requisitions etc, not intended for permanent record]

N B Should routine notes be written on small slips the notes must be copied or slips pasted on this form

G.R.S. III—3]

Routine Notes

[To be used only for notes, requisitions, etc., not intended for permanent record.]

DEWAN'S OFFICE
Read on AUG 21 1919
Reg No. 1235

due from the All President on the report of the Committee referred to in the Resolution of the All Council, 3/10/19, may perhaps be awaited.

20.8.19

(Revised)

Mr. Hamid
Enclosure of the Report
& Resolution
work done
21.8.19

The President proposes for having the four articles and second draft of a Bill for the same is submitted for approval as directed above.

2.9.19

2.9.19

Submitted
2.9.19

To M/R 3202/5.9.19 & the Resolution of the All Council

Requesting him to explain the nature of suitable proposals for inclusion of this item on the agenda of Committee

W.S. 5.9.19

N.B.- Should routine notes be written on small slips, the notes must be copied, or slips pasted on this form.

PG 15-200

G.R.S III—3]

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record.]

Too early for a demanded Pass
but is Mr. [illegible] made

[illegible]
29/10/19

N.B. —Should routine notes be written on small slip
the notes must be copied, or slips pasted o
this form.

15

Bangalore,
27th June 1919.

With reference to your letter enclosing, for my opinion, a cutting from the "Karnataka" of the 18th instant containing "An appeal to His Highness the Maharaja" under the heading "A new extension for foreigners", I may state that the standing orders on the subject recognise the principle of public auction as the most suitable method of disposal of sites To prevent hardship to people of moderate means, however, concessions with suitable modifications regarding the payment of the price of the site are being shown I enclose a copy of letter No 416 dated the 24th instant received from the Honorary President of the Bangalore City Municipal Council from which it will be seen that the sites have all been purchased by the subjects of His Highness the Maharaja

The question of allotting sites to the poor and to special communities stands on a different footing, and the Third Member of Council has made some suggestions in this respect, which I am considering The whole subject will be taken up for early consideration, and the papers will be submitted to His Highness for orders in due course

The cutting is herewith returned

Yours sincerely,
(Sd.) A R Ramaya

Mirza M Ismail, Esq , B A ,
Huzur Secretary to His Highness
the Maharaja of Mysore.

Demi-offi-'l letter No 416 dated the 24th June 1910 from the H---ary President, City Municipal Council Bangalore, to the Dewan of Mysore

---

"In answer to your demi-official letter of yester day, I beg to make the following report

The standing orders of Government and of the Municipal Council are that, as a rule, building sites should be sold by public auction This is a very safe rule and was followed in the case of sites in the new extension

74 sites, big and small, were sold and an - average price of Rs 2-13-5 per square yard was realised though some prominent well situated sites fetched as much as Rs 4 to Rs 5/8 a square yard T h e average rate of Rs 2-13-5 has come to stay and is not high considering that private sites in the older extensions are sold at Rs 3 and Rs 4 a square yard In the old city, the Municipality pays a compensation of Rs 15 to Rs 30 per square yard, plus cost of superstructure for acquiring house psperty (not shops) This extension has special advantages being between the old city and Basavangudi and near the Lal Bagh Hence there was a keen demand for sites from all classes of people There were hundreds of bidders all eager to get a site 60 out of 74 sites were brought by the city people and 10 by Cantonment people Of the latter 7 have shops or business connections in the city There were bidders from Davangere and Chickballapur and from villages All the buyers are the subjects of His Highness the Maharaja of Mysore (Cantonment bidders included) No one from British India bid at the sale

Before beginning the sales, I had th printed conditions read out and I announced myself that speculators would not be allowed to bid, e g , those that owned many unbuilt sites in the extensions or possessed several houses Mr Manickavaloo Moodaliar, who has several such unbuilt sites, was requested by me not to bid and he has questioned my right to impose such a restriction

The city has been growing in trade and house-property has considerably appreciated in value during the past few years It is but right that the Municipality should get the unearned increment on lands at its disposal

During the sales I did all I could to prevent undue competition, but the bidders insisted on their rights and ran up prices in some cases

Another noteworthy feature of these sales is that nearly all the buyers are private citizens, merchants, etc , there being very few officials This shows the popularity of this extension

It must be remembered that this elaborately planned extension was not intended for the housing of the poor' This question as well as the one relating to the exclusion of 'outsiders' was raised in the Municipal Council by Mr Subbiah and elicited a warm discussion (vide copy of the minutes of meeting herewith sent)

There were no 'rich outsiders' and no 'exploitation' All the sites were bought by men who want to build houses and not to profiteer by selling the sites

Complaints like this show the great difficulty under which Local Self-Government has to be carried on in the present state of what passes for public opinion in the press

18

I trust you will deem the above explanations satisfactory.

I return the newspaper cutting.

" C o p y "

NO. XVII.

Proceedings of the Ordinary General Meeting of the City Municipal Council, Bangalore, held in the Council Chamber, City Municipal Office, on Saturday the 10th May 1919.

x x x x x

Deferred Propositions.

5 Letter from Mr M Subbayya, Municipal Councillor, proposing to move the following propositions at the Council Meeting -

(1) The Bungalow and Cottage sites in the Hardinge Extension be sold by auction to citizens of Bangalore who are without houses and who live in congested localities and that, unless they are first provided with, outsiders should not be allowed to purchase sites.

Resolution - Proposition withdrawn by Mr M Subbayya

(2) The poor people be provided with sufficient number of house sites, which should be sold to them at upset prices.

Resolution - The Council, while fully sympathising with the object of the motion, viz , the housing of the poor, regret that they do not see their way to accept the proposal as it stands, which is beset with practical difficulties.

They resolve, in furtherance of this object, that a scheme for housing the poor in the city be considered by a Committee consisting of:

1. The Vice-President,
2. Mr R Gopalaswamy Iyer,
3. Mr K S.Krishna Iyer,
4. Mr.Ramachandra Rao Sindhe
5. Mr B. Usman Khan,
6. Mr. M Subbayya,
7. The Municipal Engineer (Convenor),

and a report submitted to the Council at an early date.

Sd/- K.P.Puttanna Chetty,
Honorary President

" C o p y. "

[H—3]

20

Routine Notes

[Only for notes, requisitions etc, not intended for permanent record]

The total no of sites formed in the New Hastings Extension is 467, out of which the following class of sites were formed :—

Bungalow sites	19
Cottage sites	36
Shop sites	13
Superior sites	27
House sites	372
Total	467

out of which 120 sites have of late descriptions have been reserved for allotting to the displaced people in the city.

Lists of sites already sold and to be sold are herewith put up.

The 1st first sale held on 18th June 1919, 74 sites as detailed in the list were sold and the amount realized was Rs 2,99690/-

The above sale lists are subject to confirmation

NB Should routine notes be written on small slips of paper the notes must be copied or slips pasted on this form

9/8/19

Pile

203

Serial No

Resolution proposed to be moved by Mr. Abdul Khan and seconded by Mr. S. V. Ramaswamy Chetty

....

"This Council recommends that a [illegible]ment of Rupees one lakh out of State Funds be sanctioned during the current year for the construction of houses for the poor in the City of Bangalore to be let out to the poor on the hire-purchase system".

G. R. S. III-8,

General and Revenue Secretariat. | File No. | of 191

1648/20 C

Serial No.	
	The proposal is under Consideration in the Rev Secty and the resolution may be referred to that Secty
	Mrs 11 3 20
6644 12 3 20	(Legislative Secretary) 18/11/3
	Subd Mr 12/3 (Rev - Secy)
C of III	" The question is under consideration of Govt- " (vide Serl 1647-19 on the Subject herewith put up)
	Sd/- 12 3 20
	√ Rev-Secy Mrs 12 3 20
	0/13
	Mrs 12-3-20
	Legs Secty Mrs 12 3 20
	Subd Mr 13/3
	Mr 15/3
	Subd was before Council's resolution as the amended form has been included in the Agenda as Resolution no 3. The file may perhaps be placed before the Second member for perusal
	SG 20/3
	II Member 990
	Mr 21/3 22

Note—Contg. sheet.

G. R. S. III-2.

General and Revenue Secretariat. | File No | of 191

Serial No.

The matter is I see under consideration of Govt The President of the Bijapur City Muhfl Council has been addressed for information on the points mentioned in the Secys order of B 2 20 & no definite reply is therefore possible at present all that can be said in reply to the resolution is that the matter is under the active consideration of Govt as the file has not been up before the previous Secy was unable to speak on the matter when it came up before the Council for discussion. Yesterday I was told that the file has been before me I see that the matter has been under consideration for some time past now, a circumstance of which Secy was not aware yesterday

Secy may see

24 3 20

Peel
24 3 20

Secy (Revenue)

PUBLIC OFFICE
R 24 1920

Submit under a copy of the proceedings of the Legislative Council meeting on the 25th March 1920 On the assurance of the Govt that the matter

NOTE—Con n sheet

G. R. S. III-6)

6644

202

General and Revenue Secretariat | File No. | of 191

Serial No.

is under correspondence with the Municipality, the Resolution was withdrawn for discussion please see pages 33 & 42 of the proceedings

The file may be returned to the Revenue Secrett for needful

D. 14/10/20

Revenue Secrett

The file ml 147-19 (37046) re the Scheme for housing the poor in the Bangalore city was submitted to the Dewan on 17/7/20 for approval, thereafter connected final orders on that Scheme

21/7/20

Dy 4/8

Since final orders have been passed on the question, these papers may be deposited

27/11/20

This may also be placed in the file & recorded

29/9

Also sent

~~R 4543~~
~~ml 147-19-5~~
R 4527-8
ml 147-19-5
dy 28/9/20

NOTE-Contn sheet

V

14/8

21

File No

Serial No

No. of letter replied to

and Revenue Secretariat

( )

, the 191

e of issue 16 8 19

by Mr B Ramaswamy

No 2309 of 16-8-19

To Dewan Bahadur, Raja Sabha

Bhushana K P Puttanna Chetty

Esq &c

Hon'y Presidt MCC B'lore Cy

Dear Sir,

With reference to the further sale by auction, of sites in the New Extension, East of Fort-Cantt Road, advertised for on the 20th Instant and following days, I am desired to request the favour of your opinion in the matter of staying

over

SUBJECT

CMC/14/8

the sale pending the sub-
mission of a comprehensive
scheme for housing the poor
in the City. I am to refer to your
Town Clerk's letter dated the
24th June last to the Chief Secre-
tary to Government, Bombay, and its enclosure,
from the Municipal Council having
appointed a Committee for
considering a scheme for
housing the poor and sub-
mitting a report at an early
date.

Town Clerk

By

Dated the 8 19

ist of enclosures

Copied by

Examined by

GPB—35,000—4-8-18

Office of the City Municipal Council

Bangalore City, Dated 16th August '19

53 20

CONFIDENTIAL & IMMEDIATE

Dear Sir,

With reference to your D O letter No 2307 dated 14-8-'19, calling for my opinion in the matter of staying the further sale of sites in the New Extension pending the submission of a comprehensive scheme for housing the poor in the City I beg to state that the question of housing the poor has no bearing on the formation of the present Extension That question has been long pending and it is likely to take some time to be solved on account of the many serious problems involved in it Moreover, a scheme for housing the poor in ~~the~~ a City like Bangalore has to be mainly financed by Government in the first instance The Council have already considered this question in connection with the sale of sites in the New Extension and have after much discussion resolved that the sites should be sold by auction and that the question of housing the poor should be separately dealt with

2 The standing orders of Government and the Municipal Council are that as a rule building sites should be sold by auction As I have already reported to Government this is a very safe course When there are hundreds, nay thousands of applicants for sites in a growing City like Bangalore, it is impracticable to meet their wishes in a satisfactory manner otherwise than by an open sale It is however necessary to prevent speculators from coming in the way of bonafide purchasers and it was with this object that those that owned several unbuilt sites or owned houses in the Extensions were not allowed to bid for sites on the last occasion In the present notification of sale to be held on the 20th instant, fresh conditions have been inserted to shut out all

ators from bidding The Council have thus been doing best to afford all reasonable facilities to the public to sites ~~in a fair~~ in a fair competition

3 The present Extension is a new departure in-as-much-as, unlike other previous Extensions this one is run entirely by the Municipality on a self-supporting bases It was not designed for housing the poor, but to create building facilities to the middle classes who command resources to purchase sites and build thereon It is with this object that it was laid out so as to contain a few Bungalow and Cottage sites facing the North Basavanagudi Road and the Fort Centre Road and a number of superior and ordinary house sites for middle classes in the interior The total area of the Extension is about 118 acres, Of this the roads and lanes cover about 32 acres parks and recreation - grounds about 5 acres pits and ponds about 5 acres disused - burial grounds about 2 acres temples about 2 acres sites for Public Buildings about 2 acres shopsites about 1 acre sites for exchange to previous owners about 15 acres and house sites for sale about 54 acres Of the sites for sale, 74 sites comprising an area of 21 acres have already been sold and there are about 250 sites including 13 shop sites, comprising an area of about 33 acres now available for sale Of these, about 130 sites have been notified for sale It will be seen that there is not in the New Extension any area specially suitable for housing the poor and that this Extension was not designed so as to include a scheme for housing the poor

4 In this connection I would state that the large area of 21 acres which consisted of 74 sites is prominently situated and as such it has fetched an average price of Rs.2-13-5 per Sq yard which is however less than the price demanded for sites in the adjoining Basavangudi Extension The sites that are to be now sold are not so favourably situated and it is not likely that they would fetch anything like the price realised on the last occasion

regard to many sites in the low levels, it will be hardly ible to expect even the present up-set price of Rs 1-4-0 a

5 The cost of the Extension is now estimated to be about 4 lakhs including the cost of acquisition, but it is likely to go up by about 25% to meet the revised estimates and the decrees of the Civil Court enhancing the award for the land provided the cost of water supply will not be more than the present calculation There are two subsidiary schemes connected with the formation of this Extension namely, the improvement of the present insanitary Koramerapalya and the lowering of the East Road These are unproductive schemes and may cost a lakh of Rupees bringing the total cost of the New Extension to almost 6 lakhs of rupees I state these facts to make it clear that the Municipality will not be able to make any profit in laying out this Extension They have to advance large ~~large~~ sums of money at once to meet the cost of the lay-out and wait to realise the site values in most cases by instalments I am therefore led to think that the New Extension scheme if carried out as originally decided may enable us just to make it self supporting Further the whole Extension should be treated in a uniform - manner and not dealt with a part by auction sale and a part by other means

6 Other localities have been selected for housing the poor and the s ies connected there with are under various stages of development It will not be possible to introduce the poor - houses in the New Extension, as such a ~~step~~ step would reduce its value generally and lead to complaints from those who have already purchased sites, besides being inconsistent with the principle upon which it has been designed and approved I therefore think that there will be no objection to go on with the sales on the 20th instant as already notified

Yours sincerely

Honorary President

R. Ramaswamiya Esq B A , B L ,
Secretary to the Government of
His Highness the Maharaja f Mys re,

9

G R. S. 26]

File No.

Serial No

Diary No. of letter replied to

No. R 2473

General and Revenue Secretariat

( )

, the 191

To Diwan Bahadur R S R
K P Puttanna Chetty Esq CIE
Hony Secy Mill Owners Assn

Date of issue 18/8/19

Signed by

Dear Sir,

I am directed to acknowledge, (the receipt of your letter No 53 dt 16th Instant) on the matter of the sale of sites in the New Extension East of Fort Center Road., and to state that in the circumstances explained, the sales may proceed as advertised

over

Yours faithfully

by

18/8/19

SUBJECT

List of enclosures

Copied by

Examined by

GPO—[illegible]—1-3-25

G R. S. VI—G/32]

SUBJECT

Diary No of letter replied to ..

GENERAL AND REVENUE SECRETARIAT
( )
the *191*

Date of issue .. 5th August 1919

Signed by Mr ..

Section
File No
Serial No.

No R 3202

Dear Sir

I am directed to invite your attention to resolution No 2 passed at Bangalore City Municipal Council at their meeting held on the 10th January 1919 in the matter of appointing a Committee to formulate a scheme for Housing of the poor in the city, a copy of which was sent to the Bureau with your No 4916 of 25th June 1919 and also to para 6 of your No 5394 16th August 1919 on the matter and to suggest that you kindly furnish the information of

OVER

suitable for [illegible] to complete
[illegible] with [illegible]
[illegible] of financing the [illegible]
The matter may be kindly
this should be pushed
as [illegible]

Yours sincerely

Encl.

To,
Rajasekhara Sharma Avergal
Bahadur K.P. Pattamma Sahiba Garu
President, Bangalore [illegible]
Road Council

List of enclosures.

Copied by

Examined by

WD 1944—GTB—30,000—19-6-18

G. R. S. III—1] 1919-20

GENERAL AND REVENUE SECRETARIAT

(Rel 1)

NOTES

File No. 147-19

FILE HEADING.

Scheme for Housing the poor in the Bandra city.

FROM

The President, Bandra City Municipal Council

No. 149 Dated 26-12-19 Received 5-1-20

Diary No. 4647	Enclos. 4 Spare Copies.	Serial No. 1

BRIEF ABSTRACT OF LETTER.

Submits for sanction a scheme put up by a Special Committee appointed for the purpose of housing the poor in the city, which was generally approved of by the Municipal Council

NOTES AND ORDERS.

In May 1919, the City Municipal Council appointed a Sub-Committee among their own body with a view to formulate a practical scheme for "housing the poor" in the Bandra City. The Committee have accordingly put up a scheme proposing as a first step in this direction

NOTES—Form Sheet

30

[redacted] and Revenue Secretariat.

Fin File No. 147 of 1919

Serial No

to construct 1000 houses in the localities mentioned at a cost of Rs 1000/- each as per model plan appended to the letter under disposal, and to dispose of 75 per cent of the houses to the deserving poor on what is called "hire purchase system" and reserve the remaining houses for renting them out

2 The expression "Hire purchase System" has been defined in resolution 4 of the Proceedings of the Sub-Committee referred to above, whereby men with small income will be provided with houses to live in, which will ultimately become their personal property for the benefit of themselves and their children

3 The City Municipal Council have generally approved of the Scheme with a modification that the No of instalments may be increased to 25 and they have approached Govt to make an initial grant of Rs 1 Lakh for starting the scheme.

4 In regard to the question of housing the poor and the middle class in the city, Govt in their para 11 of their order No 26822-8/Fin Ho 2-19-19 dt 11th Dec 1919, have laid

K

4848 31

[redacted] and Revenue Secretariat.

GK File No 147 of 1919

Serial No

Laid down a policy stating that Govt would be prepared to consider favorably any workable scheme of this kind which can borrow the required funds at a reasonable rate of interest to be guaranteed by Govt and advance it to the Trust Board for affording relief to the displaced population in the shape of house building loans &c

5 It is a point for consideration whether or not a housing scheme can afford relief to the middle classes residents of the Bangalore city

Submitted for orders

4/2
19/20
hl
17/1

6 It has to be accepted on principle that any scheme for the duration should be more or less self supporting and should be run on ordinary business lines as it is manifestly impossible for any State to set about providing houses free or at nominal rates for all the poorer citizens

NOTE—Contn sheet

4848 32

File No 167 of 1919

Serial No

thereafter the State or the Mcty case act as a capitalist, advancing about 1000 ℔s for each house to be built, and recover the interest on the money, retaining a lien on the house till the debt is fully paid up (in easy instalments). This is the underlying idea in the scheme which now the Mcty undertakes to build the houses. It will probably result in better work of the work is entrusted to the would-be tenant himself, subject to suitable conditions. Attention is respectfully invited in this connection to an article by Dr Gilbert Slater on "Co-operative Housing" (Fortnightly) which deals with the same problem. Now in this the scheme (the number) is a more carefully thought-out one and can be easily worked with slight adaptations by the Mcty.

(Rec Secy) 24.1

The scheme proposed is a very simple one, but

NOTE—Contn sheet

WFWF 33 5

(G. R. d. III-2)

General and Revenue Secretariat.

File No. 45) of 1919

Serial No.

Govt is approached for the annual grant of one lakh of rupees from State Funds The details of the scheme may be worked out to see how far it would be successful, if the application for financing the work in the first instance is likely to be viewed with favour

(Dewan)

Dr
Ln 2 20

DEWAN'S OFFICE.
Rcd. on FEB 5 1920
Reg. No. 5333

NOTE—Contra sheet.

G. R. [illegible]

Revenue | File No 147 of 1919

Serial No

6 Before considering the merits of the application for grant of one lakh of rupees from State Funds for the Scheme it seems to be necessary to have information on the following points -

(1) Are all the houses of the same pattern?

(2) What is the size of an average site?

(3) Is the cost of the house viz Rs 1 000 exclusive of site value and interest? If so how does the condition regarding payment by instalments of sale price (vide paragraph 4 (1) of the Resolution of the Special Committee and the Resolution of the Municipal Council) work in practice?

(4) Who are the deserving poor to whom 75 per cent of the houses is proposed to be given on hire purchase? What are the tests of applicants? Have there been applicants hitherto, either generally for houses within a certain value, or for houses built on a uniform plan at the expense of the Municipality?

(5) How does the last part of paragraph 8 of the Special Committee's resolution about reservation of 25 per cent of the houses built for renting them out at 4 per cent interest nett to control the rent expected to work out?

Note—Contn sheet

4848
3-7

S. R. S. [illegible]

Land Revenue Secretariat. | Jul File No. 147 of 1919

Serial No	
	2 It is also worthwhile finding out if any co-operative organizations have already offered or are likely to offer to take part in the solution of this important ~~matter~~ question
	3 A comprehensive note may be put up at an early date for orders after the necessary information is gathered

Secy
13 2 20

20 Sept 1919

Information on the points noted may be called for —

16 2 20

Draft is held marked.

24 2 20

24/2

23 1

2 Letter No 1971 dt 25 c/d to Collr of Kurnool

Calls for ascertainment & submit

3 Letter No 240 Dt 22 3 20 from the Board of Revenue

Submits a copy of the Rep

NOTE—Contn. sheet.

R. S. III-2

Tank 36

Revenue Secretariat | Rl File No. 147 of 1919

Serial No

Proceedings of the Special Committee appointed to consider the question of formulating a scheme for housing the poor in the city, wherein all the points raised by Govt have been replied

15) The rate of interest of 3 percent originally proposed to be charged on the value of the site and the building is said to be too low and it may therefore be raised to 5 percent

16) All the queries of the Govt have been answered in the resolution of the Special Committee accompanying the proposals under reference

17) Submitted for orders with ref to para 8 supra

Rl 30 3 20

18) Note put up to be typed

WM 17 4 20

for ref in at R A meeting Subject did not come up 20/5/20

19) Submit with a note as directed in Para 16 supra

Rev Secy) With regard to the direction in Para 17 it is reported that no Societies (Coop Soc) have come forward to take part in the scheme

WM 19 4 20

Rev Secy) 20) Please put up a clear typed note as slightly revised

23/6/20

NOTE—Contn sheet

716 37 (9

S. S III-4]

Secretariat Directorate | Jnl File No. 147 of 1919

Serial No

21) Submitted with a clean typed note (Rec Secy) 30/6/20

30/6

22 Submitted with reference to the orders at paras 8 & 10 (Secy) 1.7.20

S OFFICE
JUL 1 1920

23 Vide orders on the linked file

24 Orders regarding the linked case are solicited on Q & A No 4527-S/Jnl 147-19-5 dated 28th September 1920

25 Orders are solicited as to whether any further action on the General Question of licensing the Press dealt with in the file or the necessity or otherwise of the correspondence to be recorded in confirmation of orders at Para 9 above

5/10 20

5/10 It may be recorded at this Stage for the present

NS OFFICE
9 1920
No. 3165

Rec-Secy 5-10

7/10 (Secy)

6 10

14-10 20

NOTE—Contn sheet

Scheme for housing the poor in rupalne City — " — 38

N O T E

It is a well-known fact that acute - difficulty is being experienced, specially by the poorer classes, in securing - proper house accommodation in large --- cities like Mysore and Bangalore This - difficulty is not by any means confined to the State, but seems to be felt practically all over India and in many of the Western countries also The increased -- cost of living, the difficulty of securing labour high prices of materials -- the rise in the cost of land, lack of - cheap capital, a rapidly increasing --- population, all these have served to accentuate the difficulty

2 The rise in the cost of labour and - materials has rendered the construction of dwellings a costly affair the small investor is driven out of the field, and housebuilding has become a monopoly more or less in the hands of the capitalist

Scheme of the Bangalore City Municipal Council

3 The Bangalore Municipal Council have now come forward with a scheme to meet the situation that has arisen ,

This is, briefly, to build, at first and as part of a larger scheme, one ---- thousand houses for as many poor families It is estimated by the municipality -- that 4000 such houses are required in - this city Each house is to cost one -- thousand rupees exclusive of the site - value and to be built after a model -- plan 75 per cent of these are to be -- leased on the "hire purchase system", the -

As can be provided for -

the other 25 per cent to be rented out The Municipality propose to construct at once one hundred houses (all of one patter if the Government will make them an ---- initial grant of one lakh of rupees. Each house sites will measure 30' x 50'

5 The hire purchase system is explained as follows -

The cost of the house plus site value (Rs 100), plus interest on this amount for ten years at 5 per cent, will amount to - Rs 1650 The tenant will occupy the house and will pay up the amount at Rs 14 a -- month in the course of ten years after -- which the house will belong to him He -- will be responsible for keeping the ground and building in good order and will be -- liable for all damage wilfully or negligen -ly caused

6 The benefit of this system is only to be extended to families getting an average income of Rs 30 or less a month A Committee will be appointed to compile a list of persons deserving of the advantages of -- this scheme And if these exceed the numbe of houses available, the required number -- will be selected by lot out of the list -- compiled

7 Such in brief is the scheme submitted Before discussing the scheme in detail it will be as well to briefly glance at what is being done elsewhere in this direction

Policy of the Bombay Govt.

8 The Government of Bombay have recognise the principle that financial aid by the - State is necessary for house building --- schemes -

40

The following passage from the Mysore Blue Book Journal Volume III No 3 page 368 may here be quoted

HOUSE BUILDING SCHEME IN BOMBAY

ASSISTANCE TO CO-OPERATIVE SOCIETIES

The question of the grant of assistance to co-operative societies in the Bombay Presidency for the encouragement of house building on approved sanitary lines has been engaging the attention of Government for some time past The most appropriate and effective direction in which such assistance can be given - by Government is by the grant of State loans with adequate safeguards to co-operative societies which have for their object the provision on the lines of -- co-partnership tenancy of dwelling --- houses at moderate rents and in suitable localities for the accommodation of -- workmen, clerks and other classes of the population on which the present conditions in respect to house accommodation press most heavily Government accepted this principle some time ago but in -- view of the then existing financial -- situation they were not in a position at the time to provide the requisite ways and means In the present altered circumstances, however, they are now prepared to make advances to societies up to a -- limit of Rs 5 lakhs during the course of the next financial year

Ordinarily interest will be payable on such advances at the rate of 6 per cent -

cent per annum but in special cases - in which Government are satisfied that there are strong grounds for making a concession in this respect, a lower rate of interest will be charged

q In Madras also a provision of 5 -- lakhs is said to have been made in the budget for housing schemes The follow ing passage (i e , Budget Discussion - in the Legislative Council) from the - Fort St George Gazette of 16th March 1920 is of interest in this connection

PROVINCIAL ADVANCE AND LOAN ACCOUNT

Resolution Re grants to co-operative Housing Societies

The Hon'ble Mr B Venkatapathi Raju - "The resolution which I propose to -- place for the consideration of this -- Council runs as follows -

XIV This Council recommends to - His Excellency the Governor in Council that a sum of 5 lakhs be allotted for financing the co-operative housing --- societies for the poorer classes under the Provincial advances and loans and a corresponding reduction be made under 45-B "CIVIL WORKS"

"As to the Budget I have taken it - that 5 lakhs were provided for housing panchamas which we all know is a --- worthy object for which this sum was - assigned In addition to that amount I suggest 5 lakhs for other poorer -- classes in order to provide housing - accommodation on a co-operative basis

basis but now I learn from the Hon'ble Mr Todhunter that the general provision is made not only for the panchamas but for the poorer classes as well and that Mr Paddison will look after not only the panchamas but the poorer classes and that whatever amount is wanted can be found and that there is no prospect of spending more than 5 lakhs I do not therefore propose to press the resolution under the circumstances"

With the permission of His Excellency the President, the resolution was withdrawn "

It is evident therefore that the Bangalore City Municipality in their present proposal are only following a lead that has already been given in various other places and that their proposal deserves every consideration at the hands of Government It is presumed that by the term "initial grant' it is a loan that is meant There is no justification for any other interpretation in this case It is also evident that the long term loans of capital at low rates of interest by the State is a sine qua-non for the success of such schemes and that this fact has been recognised in many countries

Scheme proposed for Bangalore discussed

7/ Coming now to the scheme submitted by the Municiplity it is a point for consideration whether ~~has to be considered if~~ a person getting an average income of Rs 30 a month will be willing or able, to pay a monthly rental of Rs 14 - even

even though the house is to become his own after the lapse of ten years This difficulty in this respect can only be got over by -- reducing the rent still further and - extending the period of repayment. -- This is probably what the Municipal - Council mean when they have later resolved to "increase the number of instalments to 25" If the period is extended to 25 years the monthly rent will come to 8¼ rupees (Rs 3-2/3 going towards the repayment of the capital and 4-7/12 rupees going towards the -- interest payable)

/2 It is not necessary however to - have a fixed period of 25 years applicable to all cases Different rates of rent may be calculated and fixed providing for repayment of the full amount in 10, 15, 20 or 25 years the choice being left to the tenants

/3 It is evident that for the success of the scheme, persons getting small but regular incomes should be chosen and -- that this scheme cannot be applied to - the very poorest In this connection -- a passage from Dr Gilbert Stater's -- article referred to in the office note may be quoted

"Let me in conclusion point out that the best way to bring about a general housing reform which will level up the housing conditions of even the poorest classes is to begin by providing good houses for people who are not very poo

but in steady employment though with - small incomes people who will actively co-operate with efforts to help them. - If such a class is rescued from the condition of overcrowding and over-renting -- in which it lives, there will be more -- space in the quarters it vacates for the very poor"

14 Now supposing that such tenants are - available will they readily come forward to take advantage of the scheme? There is a certain amount of risk involved on - their side also If a tenant pays rent -- for say 15 years and then suddenly dies, he will have paid Rs 660 towards repayment of the capital If his heirs are unable to continue the payments the house will be in the hands of the Municipality again and the heirs will stand to lose Rs 660 A poor man will not contemplate such a - loss to his family with equanimity

15 In such a case the Municipality may - perhaps have a clause enabling them to - pay back the amount recouped towards repayment of the capital after deducting a reasonable amount out of it on account of depreciation

16 The following suggestion is also offered in this connection —

As the longevity of the earning -- member i e the tenant, is of prime importance to the success of the scheme, - the ~~thought naturally~~ idea suggests itself if this scheme could not be combined with

another life insurance scheme to the -- mutual advantage of both the tenant and the land-lord i e , the Municipality

The tenant should at the time of -- taking up the lease insurance his life for a monthly premium of say Rs 2 in an approved insurance company or in the -- Government Insurance Branch If he then dies at a later period, the amount remaining unpaid at the time out of the - capital amount of Rs 1100 should be deducted from the insured amount and the residue if any paid over to his heirs The property will then pass finally to the heirs of the deceased tenant

No alienation or other transfer of the house should of course be allowed - before the sale amount has been fully - paid If from insolvency or other cause the tenant wishes to dispose of the --- house before ownership has been acquired he should do so only to the Municipality who may pay back such part of the purchase money as may have been paid up - to date by the tenant after deducting -- depreciation charges The question of - the Municipality undertaking the wholesale construction of such a large number of houses is also one that should be - pondered

7 It would perhaps be better if the -- scheme is modified as follows :-

As soon as a tenant has been selected he should pay down half the cost of the

site value i e , Rs 50 The construction of the houses should thereafter -- proceed under his supervision either - through the Municipal contractors or - through his own men, payment being made by the Municipality on work bills --- countersigned by the Municipal Engineer The Municipality will also perhaps -- have to open a Depot for providing -- materials at reasonable rates for the - construction of such houses

(c) The Municipality propose to reserve, 25 per cent of the houses for renting them out at 4 per cent interest to -- control the ~~rent~~ rate of rent The idea seems to be this -- The Municipality lets 25 per cent of such houses at a lower rent than what is paid by the -- tenant under the hire purchase system So the latter even if he wants, ~~to let~~ will not be able to sublet his house - for a higher figure than what is paid by the ordinary tenant that ~~is~~ is, he can only sublet at a loss

This provision does not seem to be very material The main point is that more houses should be provided The - rents will then adjust themselves in accordance with the ordinary laws of supply and demand

(d) Regarding the accommodation to be provided for still poorer classes, the following passage from a paper by the Bombay Co-operating Housing Association may prove to be interesting.

"The semi permanent chawls of the - Port Trust are of quite a different type. They are constructed in lines of single rooms about 10 x 10 in each with - verandah 4 x 10 in front There are common washing places and water closets at the end of the lines These semi -- permanent chawls are calculated to -- last for about ten years and to be self supporting, if there are no vacancies and if the site is valued at Rs 5 a - square yard They are built so as to - be easily removable and capable of -- very rapid erection The last lot of - 24 rooms was actually erected within a fortnight These semi permanent --- chawls serve the purpose of temporary accommodation for the poorest classes - who cannot afford to pay more than -- Rs 2-8-0 per month as rent In view of - the success of the Trusts' semi-permanent camps the Municipality have provided many of their sweepers with accommodation in corrugated iron sheds - with double lines of room

They are very hot in the hot weather but by no means unhealthy and they will be much improved when trees are planted to give them shade'

2. It is suggested that similar action may be taken by our local bodies - to provide for the accommodation of the very poorest classes dishoused by their various Improvement schemes

To conclude therefore

The loan of one lakh of rupees at 5% - interest (or even perhaps a lower rate) may be sanctioned to the Municipality repayable to Government in 25 years.

The housing scheme may be approved on the following lines

1 Lists to be compiled of poor -- persons (average monthly income Rs 30 or less) who apply and who are approved by the Committee

2 Sites to be selected by lot and allotted to these persons

3 Houses costing Rs 1000 plus 100 site value, to be constructed by the - Municipality or the selected tenant according to approved plans The cost to be borne by t e Municipality

4 Tenant should also insure his life at the same time, the unpaid capital expenditure on the house being a first - charge on the policy amount in case the latter becomes payable before the former has been completely paid up

5 In the event of insolvency etc , - of the tenant forcing him to make default in his payments Municipality to pay -- back the amount to the extent of the -- shares held by him after deducting therefrom the amount to be allowed for depreciation (of the house during his xxxxxxxx occupancy)

6 No alienation or transfer of interest to be permitted during the pendency of the lease except to the Municipality

7 The monthly rent to be the cost of construction, plus site value, plus interest at 5 per cent for the lease period divided by the number of months the lease is to run

8 The period of the lease to be fixed at 10 15 20 or 25 years at the choice - of the tenant The amount of rent to vary accordingly

9 After full payment property in the house to pass to the tenant

10 Tenant to keep the building in good order and to be responsible for damages - wilfully or negligently caused

hm
1.7.20

To no 149

Enc 4 cmls
(1 Proceedings of the Spl Committee
1 Resolution of the General Meeting of the Council
Recd Estimate Statistics)

OFFICE OF THE CITY MUNICIPAL COUNCIL, 49

Bangalore City dated, 26 - 12 - 1919

Mr. Y.

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY ESQ C I E,
Honorary President Municipal Council,
BANGALORE CITY

DN 4848
5 1 1919

Rec'd 14 - 1 - 19

To

B RAMASWAMAIYA, ESQR B A B L
Secretary to the Government of His Highness the Maharaja of Mysore Rev Dept ,
Bangalore

Sir,

SUBJECT -"HOUSING THE POOR"

I have the honor to state that the question of "housing the poor" has been long under the consideration of the City Municipal Council In May 1919 the Council appointed a Special Committee to work out the details and to formulate a practical scheme for "housing the poor" The Committee met several times and finally put forward a scheme which is set forth in detail in its report dated 15th September 1919 The report was carefully considered by the City Municipal Council at their meeting held on the 1st Nov 1919 and was generally approved Copies of the report of the Special Committee and of the Proceedings of the Municipal Council are submitted herewith for information and orders of Government

2 The main features of the scheme are briefly as follows -

It is ascertained that about 6000 families in the City of Bangalore are living in rented houses and that out of these about 4000 families live mostly in crowded and ill ventilated tenements It is therefore proposed as a first step to build 1000 houses at Rs 1000/- each for the poor It is proposed to lease out 75 per cent of these houses on hire purchase system under certain conditions to the deserving poor and reserve the other 25 per cent for renting them out It is hoped that when the scheme

takes a practical shape the present difficulty felt by many of the houseless poor will be greatly minimised

3 As regards the question of financing the scheme the Municipal Council have resolved to approach Government with a request to make an initial grant of one lakh of Rupees from State Funds

An estimate for Rs 1000/- for a poor house and a sketch of a model poor house are forwarded herewith for perusal

4 I solicit the early sanction of Government to the several recommendations made by the Council

I have the honor to be

Sir

Your most obedient servant

Honorary President

Proceedings of the Ordinary General Meeting of the City Municipal Council, held in the Council Chamber, City Municipal Office, Bangalore, on Saturday the 1st November 1919.

o o o o o

PRESENT.

Diwan Bahadur Raja Sabha Bhushanam
K. P. PUTTANNA CHETTY, Esq., C.I.E., HONORARY PRESIDENT

MUNICIPAL COUNCILLORS

1. M. Narasa Iyer, Esq., B.A., B.L.,
2. D. Chinnaswamy Chetty, Esq.,
3. D. Siddabasappa Setty, Esq.,
4. G. V. Narasimha Iyengar, Esq., B.A., B.L.,
5. L. A. Fourrel, Esq.,
6. B. K. Garudachar, Esq.,
7. D. Veerabhadra Setty, Esq.,
8. G. Siddaveerappa, Esq.,
9. D. V. Ramaswami Chetty, Esq. B.A.,
10. M. Subbayya, Esq., B.A.,
11. K. Ramaiya, Esq.,
12. R. Gopalaswamy Iyer, Esq.,
13. S. Venkatachala Iyengar, Esq. B.A., B.L.,
14. M.K. Krishnamurti Rao, Esq.,
15. Rev. D. A. ROSS,
16. D. M. Gnanaprium Pillay, Esq.,
17. D. Venkataramiah, Esq., B.A.,
18. M. Abbas Khan, Esq.,
19. D. Usman Khan, Esq.,
20. S. K. Narasimhiah, Esq.,
21. M. Ram Singh, Esq

ABSENT.

1. P. L. Bacappa, Esq.,
2. D. Appa, Esq.,
3. S. Ramachandraraonni, Esq., B.A.,
4. S. Venkataranga Iyengar, Esq.,
5. P. Subbarama Chetty, Esq.,

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x x x

6 Opinion dated 15th September 1919, of the Sub-Committee for formulating a scheme for housing the poor in the City.

Resolution.- The Council generally approve of the opinion of the Sub Committee with the modification that the number of instalments be increased to 25

Also resolved that the Government be requested to make

an initial grant of 1 lakh of rupees towards the scheme

x x x

x x

Sd/ K P Puttanna Chetty,

Honorary President

" COPY "

Honorary President

Proceedings of the Special Committee appointed to consider the question of formulating a scheme for housing the poor in the City held in the City Municipal Office on Monday the 16th September 1918.

*****

PRESENT

1. The Vice President in the chair.
2. The Chief Officer.
3. The Municipal Engineer.
4. The Health Officer
5. Mr Ramachandra Rao Sindhe
6. " R. Gopalaswami Iyer.

ABSENT.

1. Mr M Subbiah
2. Mr. B. Usman Khan
3. Mr. K S Krishna Iyer

Resolution -- For a population of 100,000, about 20000 houses will be necessary each house accommodating on the average 5 souls. We have now about 14,000 houses and 6000 families are either without houses, or are overcrowding in the existing ones Excluding about 2000 families of well to do people we need about 4000 new houses for the poor. As a first step the Committee consider that 1000 houses be constructed departmentally and disposed of as shown below:--

1. The following localities be selected for housing the poor.

(1)	Block A. west of Subedar Chatram Road and north of channel leading to Dharmambudi Tank.	102 sites.
(2)	Block C. In front of Mysore Road School	102 sites.
(3)	Block D. north-west of Cavipur.	80 sites.
(4)	Block H South-east of Basavanagudi	300 sites.
(5)	Block K. Malleswaram, beyond the Police Station	190 sites.
(6)	Block L. in VII Block, Basavanagudi.	60 sites.
(7)	Block M South of Cavipur Village.	166 sites.
	Total .	1000 sites.

E B The Blocks refer to those shown in the accompanying sketch.

524

2. The average cost of a house should be Rs 1000/- the total cost of building 1000 houses being within 10,00,000/-

The houses 1000 in number must be built by the Municipality with the aid of Government grants and 75% of them should be leased out on hire purchase system to the deserving poor the other 25% being reserved for renting them out at 4% interest with to control the rate of rent

The hire purchase system should be as follows --

(1) The sale price of a house shall be the cost of the building plus the value of the site and interest at 3% calculated on the cost of the building and the value of the site for a period of years which shall not exceed 10 in any case

(2) The instalments to be paid monthly and each instalment will be equal to the sale price divided by the No of months during which the debt will be cleared

(3) The buildings and grounds to be kept in thorough repair at the cost of the hire-purchaser and not at the cost of the Municipality.

(4) The building and ground will become the property of the hire-purchaser after he has paid the last instalment and thereby cleared the debt and they will be then conveyed to him through a title deed Till then the ownership of the property will vest in the Municipality and the hire-purchaser will be liable for all damages that he might have caused to it wilfully or by neglect

(Sd) Monommed Abbas Khan,
Vice President.

"C O P Y"

CHIEF OFFICER

M 4 M 63]

(Rule 245)

MUNICIPALITY

PUBLIC WORKS DEPARTMENT

Detailed Estimate of the probable cost of construction

Work in front kitchen' .. ..

Detail of work	Number	Measurement: Length	Measurement: Breadth or thickness	Measurement: Height or depth	Contents	Total quantity of each description of work	Rate (Rs.)	Rate (A. P.)	Cost (Rs.)	Cost (A. P.)	Remarks
Earth work excavation											
Foundation of long walls	2	24½	2	1½	218						
Cross walls	2	12½	2	1½	74						
Side wall in front	1	7½	2	1½	21						
Partition wall in rear	2	5½	1	1½	15						
		Total cft or cyds			328	12		4	3		
Foundation alone in alay & lime											
Carried to cft					328	328		4	82		
Basement											
Long walls	3	23½	6½	1	104						
Cross walls	2	13½	1½	1	40						
Side wall	1	7½	1½	1	11						
Partition walls	2	5½	1½	1	17						
			Total cft		175	175		4 6	90		
Superstructure Brick in alay											
Long walls	2	23½	1½	10	526						
Cross walls	1	23½	1½	7½	197						
Side walls front	2	8	1½	10	120						
Gables	2	3½	1½	2½	24						
Side walls in rear	2	6	1½	7½	101						
Triangular portion	2	½	1½	2½	17						
Partition walls	2	6	½	7½	68						
Triangular portion	2	½	½	2½	11						
		Total			1104				184		

Detail of work	Number	Measurement: Length	Measurement: Breadth or thickness	Measurement: Height or depth	Contents	Total quantity of each description of work	Rate	Cost	Remarks
				F3 F	1124		Rs. A. P.	Rs. A. P. 135	
Deduction for doors & windows &c:									
Doors	6	6	2½	1/8	101				
Windows	3	3	1½	1/8	15				
Ventilators	2	1½	1½	1/8	5				
Lintels & sills of doors	6	6	1/8	½	7				
windows	3×2	2½	1/8	½	4				
Ventilators	2×2	2½	1/8	½	3				
Total deduction					135				
Nett deduction total superficial measurement of					989	989	- 4 -	248	
Stone slabs for lintels & sills									
For doors	6	6	1½	(5")	30				
For windows	3×3	2½	1½		19				
For ventilators	2×2	2½	1/4	-	13				
Cement concrete	1	116	1½		1148				
			Total Sft		1210	62	4	16 - 4	
Teak wood framework									
Doors & windows	4 & 6	6½	3	-	78				
	3	3½	2	-	21				
Ventilators	2	2	2		8				
	1					107			
			Total Sft		107		2	214 - -	
Cement plastering									
Hall inside	1	40		10	400				
Office room	1	32		10	320				
Gable portion	2	3½		2½	44				
Bath room	1	24		7½	180				
Passage	1	22½		7½	169				
			Carried Over		1113				

M A M. 69]

(*Rule 245*)

.. MUNICIPALITY

PUBLIC WORKS DEPARTMENT

Detailed Estimate

Work. .. .... Construction of .. .. ..

Detail of work	Number	Measurement: Length	Measurement: Breadth or thickness	Measurement: Height or depth	Contents	Total quantity of each description of work	Rate Rs.	Rate A.	Rate P.	Cost Rs.	Cost A.	Cost P.	Remarks
				Brought forward	1113					627			
Kitchen room	1	23		7½	210								
Varandah portion of Dressing Building	1	23½		10	234								
Bath room triangular portion	1	4½		2½	45								
Verandah of the Bath Room	1	23½		7	164								
Gable portion	2	7		3	42								
" Gables	2	4½		3	36								
Rear room	2	7½		7½	107								
" triangular portion	2	7½		2½	18								
				Total	1963								
Deduction for Doors & Windows													
Doors	6	6	2½		90								
Windows	3	3	1½		13								
Ventilators	2	1½	1½		4								
				Total	107								
After deducting				Total Plastering in Squares	18 56	18.56	1	4	0	23	6	5	
				Carried Over									

Details of work	Measurement: Number	Length	Breadth or thickness	Height or depth	Contents	Total quantity of each description of work	Rate	Cost	Remarks
							Rs. A. P	Rs. A. P	
Brought forward								552 - -	
Whole-washing as per Channadan									
Plastering @ as Sqrs.						19	5	6	
Teak wood work through out for									
Rafters in									
front slope	10	6	2"	4"	3 33				
" rear slope	10	13	2	4	7·22				
Ridge piece	1	23	4"	6"	4 00				
Wall plate	3	23	3"	4	5 75				
				Total Cft	20·30	20 30	6 8	132	
Roofing with 1st Quality Tiles									
on teak rafters complete:									
Front slope	1	23	6		138				
Rear slope	1	23	13		299				
				Total Sqrs	4 37	4·40	25	110	
Ridge tiles set in mortar									
	1	25			25				
				Total Rft.		25	5	8	
Corner work for the eaves									
and ends.				Total Rft		88	8	14 -	
Channam stanching to the									
basement	1	84		1	84				
				Total Sqrs	84	1 00	2 -	2	
Chocolate painting									
for doors	2×6	6/12	3		234				
for windows	2×3	3/12	2		42				
for Partitions	2×2	2	2		16				
				Total Sqrs	292	3·00	4 8	14	
						C O		1175 0	
								978	

Detail of work	Measurement: Number	Length	Breadth or thickness	Height or depth	Contents	Total quantity of each description of work	Rate Rs.	A.	P.	Cost Rs.	A.	P.	Remarks
Brought forward													
Loading with Gravel										9	8		
Front rooms	1	20	8	1/3	59								
Rear rooms	1	19½	6	1/3	39								
		Total cft			98	98	Lading Cooly			5	4		
									25				
Carting to the use of Rafters, ridge pole, floor boards and Battens &c							Lft Cooly			10			
Earth filling to the premises (Levelling Flooring)							Lft Cooly			6			
Providing steps in front and rear (Big)	2	3 ft	½	(6")	75								
(Small)	2	2½	1		5								
Pressed (Sides and Top)		Total cft			23	23	6	4	2	12			
										15	4		
Clearing the site and also Sweeping							Lft			3			
						Total Rupees							

Engineer's
Estimate
C - 30/10/19

Municipal Engineer

ABSTRACT OF THE FOREGOING ESTIMATE

Quantity	Description of work	Rate			Per	Amount			Remarks
		Rs.	a.	p.		Rs.	a.	p.	
	Total Rs.								

"I hereby certify that I have carefully measured the work required to be done, and that at present, so far as can be foreseen, everything required for the work is included in the estimate.

Date Overseer Division.

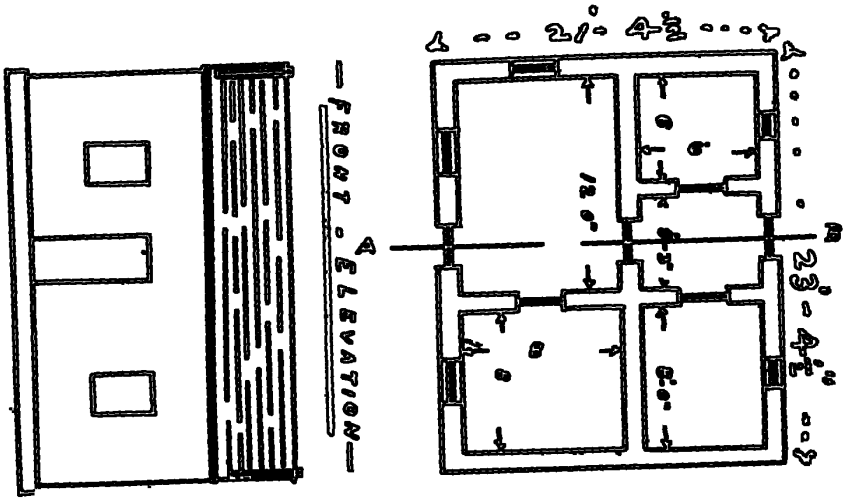
"I have carefully examined this estimate at the site of work, and it appears to include everything which I consider necessary for completing the work."

Rates and calculation checked by Date Municipal Engineer

Date Vice-President.

WD 03203—GP15—7,500—15-8-19

63



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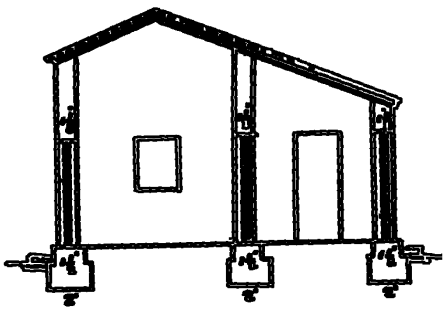

Municipal

G R. S. VI—G/32]

SUBJECT .. .. .. Houses for Poor in the Bangalore City. .. ..

Diary No. of letter replied to. 4845

GENERAL AND REVENUE SECRETARIAT,
(Rev)
the 191

Date of issue. 15-2-20

Signed by.....Jun H.V Ramachandra

Section Rev
File No 147-19
Serial No 2

No. R9712 8/25-2 20

To

The President,
Bangalore City Municipal Council

Sir,

With reference to your letter No 1498 dated 26th Dec 1919 regarding the question of "housing the poor" in the Bangalore City, I am directed to request you to be so good as to furnish information on the following points :—

1) Are all the proposals of the same pattern?

2)

over.

(2)

2) what is the ring of an average site?

3) Is the cost of the houses Rs enclosing of site value included? If no, how does the Corporation recover the payment by instalments of sale price/rent in practice

4) Who are the deserving poor to whom 75 percent of the houses is proposed to be given on hire purchase? What are the tests employed in the selection of applicants? Have there been applicants, hitherto, offering quarters for houses within a certain value, or for houses built on a uniform plan at the expense of the society

5) How is the Special Committee's recommendation about decoration of 25 percent of the houses built for renting them out at 4 percent interest made to control the rent expected to work out?

Para 4 - of the Resolution of the Spl Committee

List of enclosure

Copied by

Examined by

WD 88—GPS—60,000—15-11-16

A 6965

G R. S 27]

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form.*)

9L 147+19

2. Any further information as to whether any Corporations Organizations have already offered or are likely to offer to take part in the exhibition of this important Section may also be furnished along with the ~~information~~ ~~asked for in para~~ ~~paragraph~~

3 The estimate and the plan sent with your letter under reply are returned for your use and information when the work ~~is~~ ~~or exhibition~~ is taken up.

I have to

Your obt Servt

9/1

21 3 20

Ent

Sec

No 240
1 Estimate
1 Plan

Office of the City Municipal Council,
Dated, Bangalore, 23rd March 1920.
24
64

From

B A Garudachar, Esq
President,
City Municipal Council,
Bangalore

25.3

Rl147-19—3

To

B Ramaswamaiya, Esq , B A , B L ,
Secretary to the Government of His Highness
the Maharaja of Mysore,
Revenue Department, Bangalore

Sir,

Adverting to your letter No R 9712/M1 147-19-2 dated the 25th February 1920 calling for further information on some point on the question of "Housing the Poor" in the Bangalore City, I have the honour to submit herewith for the information and order of Government a copy of the proceedings dated 17th March 1920 of the Special Committee appointed to consider the subject
The estimate and plan received with your letter under reply are herewith returned

2 In this connection, I would like to observe that the rate of interest at 3% suggested to be charged, on the value of the site and the buildings is too low and that it may be raised to 5%
A major part of the instalment required to be paid monthly towards the value will be equal to the rent that the lessee will have to pay otherwise for his occupancy of such a house and the rate of 5% will not therefore be considered too high

I have the honour to be,
Sir,
Your most obedient servant,

President

55

Proceedings of the Special Committee appointed to consider the question of formulating a scheme for Housing the Poor in the Bangalore City held on the 17th March 1920

*****

Present

1 The Vice President
2 The Chief Officer
3 The Health Officer
4 The Municipal Engineer
5 R Gopalaswami Iyer, Esq

Absent

1 M Ramachandra Rao Sindhe, Esq ,
2 B Usman Khan, Esq
3 M Subbiah, Esq

Revenue Secretary's letter No R 9712/M1 147-19-2 dated 25th February 1920, calling for further information in re Housing the Poor in the City

Resolution --The hundred houses now proposed are to be of the same pattern

2 The size of an average site will be 30' x 50' ✓

3 The cost of the house namely Rs 1000/- is exclusive of the site value and the interest on the outlay The value of the site may be taken at Rs 100/- and the interest on the outlay at 3% per annum simple interest for 10 years at Rs 330/- Thus the instalment per month will be Rs 12/- nearly, which is not more than 1½ times the rent for a building like this

4 In the opinion of the Committee a family getting an average income of Rs 30/- and less per month may be considered to be poor for purposes of the allotment of houses which may be entrusted to a Committee The allotment of houses should be announced and applications called for These applications should be sanctioned by the Committee and a list of the most deserving but capable of taking advantage of the scheme should be prepared

Proceedings of the Special Committee appointed to consider the question of formulating a scheme for Housing the Poor in the Bangalore City held on the 17th March 1920

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6-b

If the number of the deserving exceeds the number of houses that are available for allotment, lots should be cast to select the required number The decision of the Committee in the matter of the list of the most deserving will be final

5. As long as the twenty five per cent of the houses constructed and reserved for renting are not all occupied, the rents demanded for houses allotted in the block are automatically regulated by the rents paid for the aforesaid 25% houses This may not affect the high rents ruling in the other parts of the City until a sufficiently large number of such houses are built and reserved for being rented out.

6. No offer has yet come from any co-operative organization to take part in the solution of this question The Committe do not consider any co-operative organization better fitted than the Municipality to deal with the scheme at least in its initial stage

Sd/- Mahammad Abbas Khan,
Chairman

"Copy"

President